

*Margrette Jenkins*

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SPECIAL WARRANTY DEED

THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS:

That DIAMOND ALKALI COMPANY, a Delaware Corporation, having a permit to do business in the State of Texas, acting herein by its officers duly authorized hereunder, for and in consideration of the sum of Fifteen Thousand Five Hundred Fifty-five and 50/100 (.15,555.50) Dollars to it in hand paid and secured to be paid by THE MERICHEM COMPANY, a corporation, as follows: Three thousand one hundred eleven and 10/100 (\$3,111.10) Dollars cash in hand paid, the receipt of which is hereby acknowledged and confessed, and Twelve thousand four hundred Forty-four and 40/100 (\$12,444.40) Dollars, evidenced by one promissory note of even date herewith, payable to the order of DIAMOND ALKALI COMPANY at Houston, Texas, eighteen (18) months from date hereof, and bearing four per cent (4%) interest per annum from date until paid, interest due and payable semi-annually, and providing for ten per cent (10%) additional on the amount of principal and interest then due as attorney's fees if placed in the hands of an attorney for collection, or in case suit is brought on same, and failure to pay said note or interest when due shall, at the option of the holder, mature the principal and interest then unpaid, DIAMOND ALKALI COMPANY has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto THE MERICHEM COMPANY, a corporation, all of that certain tract and parcel of land situated in the Richard and Robert Ince Survey in Harris County, Texas, more particularly described as follows:

Beginning at the east corner of that 3.1 acre tract heretofore conveyed to Merichem by Diamond by deed dated May 17, 1948; thence south 50 deg. 21 min. east 528.7 feet along the south right of way line of the Harris County Houston Ship Channel Navigation District to a concrete monument for the east corner of this tract; thence south 57 deg. East 2,067 feet to a concrete monument; thence on the same bearing 7 feet to a point on the left bank of Green's Bayou; thence up said Green's Bayou with its meanders approximately 200 feet to a concrete monument set for the west corner of the First Tract de-

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scribed in the deed from H. L. Nichols, et al., to J. C. Wedding, Trustee, filed for record in Galveston County, Texas, August 4, 1945; thence north 33 deg. east 1,237.5 feet to a concrete monument; thence north 33 deg. west 304.6 feet to the south corner of the S. 1/4 acre tract referred to above; thence north 37 deg. east 714.1 feet to the place of beginning, said tract containing approximately 14.700 acres, more or less.

Out of the above described tract, THE MERICHEM COMPANY does hereby reserve 60 foot easement for public travel which said DIAMOND ALKALI COMPANY may have the right to enter at any time if it so desires, and which said company shall have the use for roadway purposes at any time, and forever, for all purposes:

beginning at the east corner of the above described tract; thence south 37 deg. west 100 feet to a point on the corner; thence north 33 deg. west 60 feet to a point on the corner; thence north 37 deg. east approximately 161 feet to the south right of way line of the Harrisburg & Sulphur S. I. Channel Navigation District; thence south 37 deg. 21 min. east along said right of way line, continuing 60 feet to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said THE MERICHEM COMPANY, its successors and assigns, forever, and DIAMOND ALKALI COMPANY does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto THE MERICHEM COMPANY, its successors and assigns, against every person whose title may be claiming or to claim the same or any part thereof, by, through, or under Grantor, but no further.

It is expressly understood and agreed that a vendor's lien is herein retained until the above described note, and all interest thereon, are fully paid according to the terms, failure, in effect therof, when this Deed shall become absolute. In order to further secure the payment of the aforementioned vendor's lien note, THE MERICHEM COMPANY has, if even date, executed a Deed of Trust for the use and benefit of DIAMOND ALKALI COMPANY, its successors or assigns, covering the property herein conveyed, and naming F. L. Andrews, as Trustee.

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scribed in the deed from H. L. Nichols, administrator, to J. S. Wedding, trustee, filed for record in Fort Bend County, Texas, August 4, 1945; thence north 37 deg. east 1,230.5 feet to a concrete monument; thence north 33 deg. west 304.6 feet to the south corner of the 3.1 acre tract referred to above; thence north 37 deg. east 714.7 feet to the place of beginning, said tract containing approximately 14.709 acres, more or less.

Out of the above described tract, THE MERICHEM COMPANY does hereby reserve 461 feet wide at the above point, which said DIAMOND ALKALI COMPANY may condemn and remove at any time if it so desires, and which said 461 feet may be used for roadway purposes at any time, and except as herein provided,

the point at the east corner of the above described tract; thence south 37 deg. west 100 feet to a point for corner; thence north 33 deg. west 40 feet to a point for corner; thence north 37 deg. east approximately 160 feet to the south right of way line of the Harris County Navigation & Channel Navigation District; thence south 3 deg. 21 min. east along said right of way line, approximately 60 feet to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto, in any wise belonging unto the said THE MERICHEM COMPANY, its successors and assigns, forever, and DIAMOND ALKALI COMPANY does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto THE MERICHEM COMPANY, its successors and assigns, against every person whatsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but no further.

It is expressly understood and agreed that a vendor's lien is herein retained until the above described note, and all interest thereon, are fully paid according to the terms, manner and effect thereof, when this Deed shall become absolute. In order to further secure the payment of the aforementioned vendor's lien note, THE MERICHEM COMPANY has, or even date, executed a Deed of trust for the use in benefit of DIAMOND ALKALI COMPANY, its successors or assigns, covering the property herein conveyed, and naming F. L. Andrews, as trustee.

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Taxes for the year 1948 are to be pro-rated as  
of the date of this Deed.

IN WITNESS WHEREOF, Diamond Alkali Company, has  
caused the execution of these presents this 17th day of  
August, 1948.

DIAMOND ALKALI COMPANY

BY John Sargent  
Vice President - Finance

ATTEST:

Harold Daniels  
Secretary

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, the undersigned authority, on this day  
personally appeared John A. Sargent, Vice  
President of Diamond Alkali Company, known to me to be the  
person whose name is subscribed to the foregoing instrument,  
and acknowledged to me that he executed the same for the  
purposes and consideration therein expressed, in the capacity  
therein stated, and as the act and deed of said corporation.

Given under my hand and seal or office this 17th day  
of August, 1948.

Harold Daniels  
Notary Public in and for  
Cuyahoga County, Ohio

HAROLD D DANIELS

Notary Public

My commission expires May, 1949



Filed for Record Oct. 29-1948, at 9:00 o'clock P.M.

Recorded Dec. 1-1948, at 11:10 o'clock C.M.

W. D. MILLER, Clerk County Court, Harris County, Texas.

By Mauricio Casasina Deputy.

220

Taxes for the year 1948 are to be pro-rated as  
of the date of this Deed.

IN WITNESS WHEREOF, Diamond Alkali Company, has  
caused the execution of these presents this 17th day of  
August, 1948.

DIAMOND ALKALI COMPANY

BY

*John A. Sargent* Vice President - Finance

ATTEST:

*Harold U. Daniels*

Secretary

STATE OF OHIO:

COUNTY OF CUYAHOGA

Before me, the undersigned authority, on this day  
personally appeared John A. Sargent, Vice  
President of Diamond Alkali Company, known to me to be the  
person whose name is subscribed to the foregoing instrument,  
and acknowledged to me that he executed the same for the  
purposes and consideration therein expressed, in the capacity  
therein stated, and as the act and deed of said corporation.

Given under my hand and seal or office this 17th day  
of August, 1948.

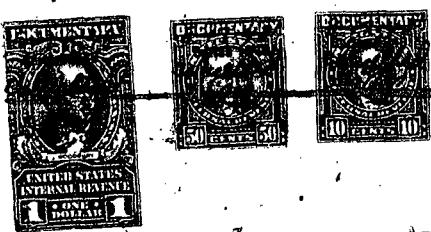


*Harold U. Daniels*  
Notary Public in and for  
Cuyahoga County, Ohio

HAROLD U DANIELS

Notary Public

My commission expires May 17, 1950



Filed for Record Oct 29-1948 at 9:00 o'clock A.M.

Recorded Dec 1-1948 at 11:10 o'clock A.M.

W. D. MILLER, Clerk County Court, Harris County, Texas.

By Magnolia Larkins Deputy.

*Maryette Jenkins*

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SPECIAL WARRANTY DEED

THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS:

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Beginning at the east corner of that 3.1 acre tract heretofore conveyed to Merichem by Diamond by deed dated May 17, 1948; thence south 50 deg. 21 min. east 528.7 feet along the south right of way line of the Harris County Houston Ship Channel Navigation District to a concrete monument for the east corner of this tract; thence south 57 deg. East 2,067 feet to a concrete monument; thence on the same bearing 7 feet to a point on the left bank of Green's Bayou; thence up said Green's Bayou with its meanders approximately 200 feet to a concrete monument set for the west corner of the first Tract de-

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scribed in the deed from H. L. Nicholson, Plaintiff, to J. A. Wedding, Trustee, filed for record in Harris County, Texas, August 4, 1948; thence north 57 deg. east 1,237.5 feet to a concrete monument; thence north 33 deg. west 304.6 feet to the south corner of the S. I. acre tract referred to above; thence north 57 deg. east 274.5 feet to the place of beginning, said tract containing approximately 14.709 acres, more or less.

Out of the above described tract herein, DIAMOND ALKALI COMPANY does hereby reserve a 60 foot easement of way, upon which said DIAMOND ALKALI COMPANY may facilitate the removal of material at any time if it so desires, and which shall have the right and use for roadway purposes at any time, and also, subject to the following:

The length at the east corner of the above described tract; thence south 57 deg. west 100 feet to a point for corner; thence north 33 deg. west 40 feet to a point for corner; thence north 57 deg. east approximately 181 feet to the south right of way line of the Harris County S. I. Channel Navigation District; thence south 33 deg. 21 min. east along said right of way line, thence west 60 feet to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said THE MERICHEM COMPANY, its successors and assigns, forever, and DIAMOND ALKALI COMPANY does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto THE MERICHEM COMPANY, its successors and assigns, against every person whatsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but no further.

It is expressly understood and agreed that a vendor's lien is herein retained until the above described note, and all interest thereon, are fully paid accrued, to the terms, manner, and effect thereof, when this Deed shall become absolute. In order to further secure the payment of the aforementioned vendor's lien note, THE MERICHEM COMPANY has, of even date, executed a Deed of Trust for the use and benefit of DIAMOND ALKALI COMPANY, its successors or assigns, covering the property herein conveyed, and naming F. L. Andrews, as Trustee.